179.0	0004	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,000 / 727,000
					USE VALUE:	727,000 / 727,000
					ASSESSED:	727,000 / 727,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
477		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IBANESCU MIHAI
Owner 2:	IBANESCU SIMONA TEMEREANCA
Owner 3:	
Street 1:	477 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MORAN MICHAEL -
Owner 2:	BUCKLEY JESSICA -
Street 1:	477 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,186 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Vinyl Exterior and 1496 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4186.000	345,100		381,900	727,000
Total Card	0.096	345,100		381,900	727,000
Total Parcel	0.096	345,100		381,900	727,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.13 | /Parcel: 486.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 121674

GIS Ref

GIS Ref

Insp Date 01/17/17

!14095!

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0004-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,100	0	4,186.	381,900	727,000	727,000	Year End Roll	12/18/2019
2019	101	FV	259,500	0	4,186.	376,500	636,000	636,000	Year End Roll	1/3/2019
2018	101	FV	259,500	0	4,186.	289,200	548,700	548,700	Year End Roll	12/20/2017
2017	101	FV	238,600	0	4,186.	272,800	511,400	511,400	Year End Roll	1/3/2017
2016	101	FV	238,600	0	4,186.	251,000	489,600	489,600	Year End	1/4/2016
2015	101	FV	229,000	0	4,186.	234,600	463,600	463,600	Year End Roll	12/11/2014
2014	101	FV	227,100	0	4,186.	216,000	443,100	443,100	Year End Roll	12/16/2013
2013	101	FV	227,100	0	4,186.	216,000	443,100	443,100		12/13/2012

PRINT

Date	Time
12/11/20	03:58:28

LAST REV

Date	Time
04/16/19	15:13:37
jorourke	
14095	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN MICHAEL,	71605-537	1	9/12/2018		780,000	No	No		
ANANDARAM RAVIS	69113-73		4/7/2017		650,000	No	No		
NIKOLAKIS NIKOS	51597-531		8/21/2008		430,000	No	No		
LONDONO CARMINA	26363-561		5/31/1996		201,800	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2018	1455	Redo Bat	18,000	C				
10/7/2013	1482	Redo Kit	7,970	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2019	SQ Returned	JO	Jenny O
2/22/2018	SQ Returned	EMK	Ellen K
1/17/2017	Measured	DGM	D Mann
1/29/2014	Info Fm Prmt	EMK	Ellen K
10/18/2008	Meas/Inspect	197	PATRIOT
3/3/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121674
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4186		Sq. Ft.	Site		0	70.	1.30	6									381,905						381,900	

Total AC/HA: 0.09610 | Total SF/SM: 4186 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 381,905 | Spl Credit | Total: 381,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE w/ BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00439954
Adj $ / SQ:	183.052
Other Features:	87775
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386828
Depreciation:	41777
Depreciated Total:	345051

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

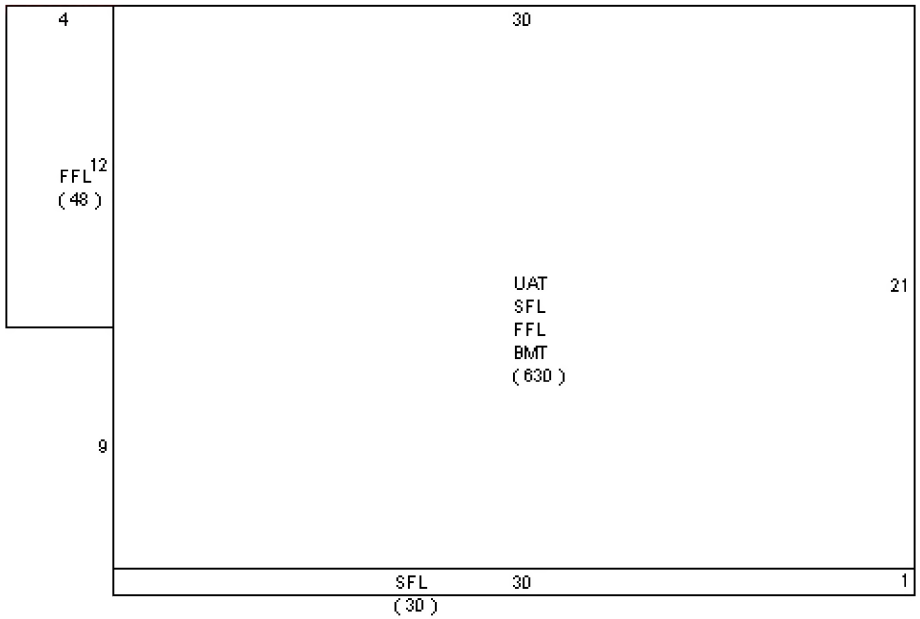
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.05
Special Features:	0	Val/Su Net:	162.32
Final Total:	345100	Val/Su SzAd	257.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	678	183.050	124,109
SFL	Second Floor	660	183.050	120,814
BMT	Basement	630	67.610	42,597
UAT	Upper Attic	158	73.220	11,532

Net Sketched Area:	2,126		Total:	299,052	
Size Ad	1338	Gross Are	2598	FinArea	1496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0004-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	